

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Oct 06 04:30 PM NC Rev Stamp: \$ 170.00
Book: 3878 Page: 97 - 99 Fee: \$ 26.00
Instrument Number: 2020018113

HARNETT COUNTY TAX ID #
139681 5008

10-06-2020 BY: TW

Prepared by and Return to:
Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546

The attorney preparing this instrument has made no record search or title examination of the property described herein, and expresses no opinions as to title or tax consequences, unless contained in a separate written certificate.

PID#139681 5008
REVENUE STAMPS: \$170.00

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 13th day of August, 2020, by and between **T&T Properties of Harnett County, LLC**, of 465 Lawrence Road Broadway, NC 27505 (hereinafter referred to in the neuter singular as "the Grantor") and **Colin Wallace and spouse, Dawn Wallace** of (hereinafter referred to in the neuter singular as "the Grantee");

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Upper Little River Township of said County and State, and more particularly described as follows:

Being all of Lot No. 1 being 10.12 acres total (0.07 acres r/w 10.05 acres net) as shown on survey for T & T Properties of Harnett County, LLC dated April 15, 2010 by Bennett Surveys, Inc. recorded in Map Book 2010, Page 313, Harnett County Registry. Also recorded in Map Book 2020, Page 117, Lee County Registry.

Conveyed and Subject to existing 30' ingress, egress and utility easement as shown on said map.

Submitted electronically by "Hutchens Law Firm LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

The property hereinabove described being the same property acquired by Grantor in instrument recorded in Book 2044, Page 111 of the Harnett County Registry, and Deed Book 505, Page 422 Lee County Registry.

Property Address: 1513 Lawrence Road Broadway, NC 27505

**The property herein described is () or is not (X) the primary residence of the Grantor (NCGS 105-317.2)

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

GRANTOR:

T&T Properties of Harnett County, LLC,
a North Carolina Limited Liability Company

By:

David R Taylor
David R. Taylor, Manager

CORPORATE ACKNOWLEDGMENT

STATE OF NORTH CAROLINA
COUNTY OF Harnett

I, a Notary Public for said County and State, certify that David R. Taylor, personally appeared before me this day, and being by me duly sworn, acknowledged that he is Manager of T & T Properties, LLC, a limited liability company, and that he, as manger, being authorized to do so, executed the foregoing on behalf of the limited liability company.

Witness my hand and official seal, this 27th day of August, 2020.

Shelia J. Graham
Notary Public



My Commission Expires: 8-8-2021

FILED Oct 07, 2020
AT 08:31:32 AM
BOOK 01593
START PAGE 0210
END PAGE 0212
INSTRUMENT # 06844
EXCISE TAX \$0.00

Prepared by and Return to:

Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546

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PID#139681 5008

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Revenue Stamps paid in Harnett County
STATE OF NORTH CAROLINA
COUNTY OF HARNETT

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WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Upper Little River Township of said County and State, and more particularly described as follows:

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IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

GRANTOR:

T&T Properties of Harnett County, LLC,
a North Carolina Limited Liability Company

By: David R. Taylor
David R. Taylor, Manager

CORPORATE ACKNOWLEDGMENT

STATE OF NORTH CAROLINA
COUNTY OF Harnett

I, a Notary Public for said County and State, certify that David R. Taylor, personally appeared before me this day, and being by me duly sworn, acknowledged that he is Manager of T & T Properties, LLC, a limited liability company, and that he, as manger, being authorized to do so, executed the foregoing on behalf of the limited liability company.

Witness my hand and official seal, this 27th day of August, 2020.

Shelia J. Graham
Notary Public



My Commission Expires: 8-8-2021